

# JERSEY CITY

## DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

September 16, 2010

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, September 21, 2010 edition of the newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of September 14, 2010

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business. :
8. Review and discuss proposed amendments to the Liberty Harbor Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
9. Case: P10-041 Preliminary & Final Site Plan with 'c' variance  
Applicant: 100 Hoboken Avenue Development Urban Renewal Co, LLC  
Attorney: James J. Burke, Esq. & Arnold K. Mytelka, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 110 Hoboken Avenue  
Block: 704.5, Lots: PI 2 & 2  
704 S2  
718 K10 & K11  
Zone: R-3 Multi-Family Midrise Zone  
Description: Construction of 222 DU Multi-Family Sustainable building with accessory parking, green space and rooftop garden. Incorporated into the building are geothermal, solar, and other green technologies.  
Variance: Building Height, Ceiling Height  
**Decision: Approved with conditions.**
10. Case: P10-004 Minor Site Plan  
Applicant: Mildred Williams  
Attorney: pro se  
Review Planner: Jeff Wenger  
Address: 137 Monticello Avenue  
Block: 1921 Lots: 56  
Zone: Monticello Avenue Redevelopment Plan  
Description: Restoration of building facade and minor adjustment to interior partitions.  
**Decision: Approved**
11. Case: P10-050 Preliminary & Final Site Plan with deviations  
Applicant: The Claremont Group  
Attorney: Thomas O'Connor  
Review Planner: Jeff Wenger  
Address: 325 West Side Ave  
Block: 1297 Lots: 6.A  
Zone: West Side Avenue Redevelopment Plan  
Description: Construction of 2 story office building.  
Deviations: Minimum building height, minimum rear yard, parking  
**Carried to September 28, 2010 regular meeting.**
12. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
  1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c" variance # P10-023 submitted by Clearwire, LLC(418 Duncan Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P10-049 submitted by Sprint Nextel Corp. (2 Christopher Columbus Drive).
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD